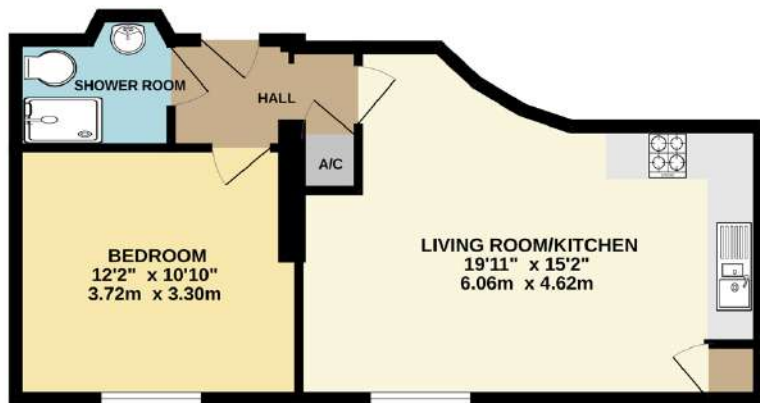


33 Annecy Court St Josephs Field, Taunton TA1 3TE OIEO £150,000



SECOND FLOOR
450 sq.ft. (41.9 sq.m.) approx.



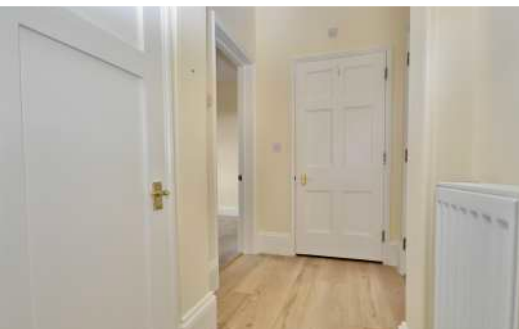
TOTAL FLOOR AREA: 450 sq.ft. (41.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their capacity or efficiency can be given.
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Features

- Entrance Hall
- Open Plan Living Room / Fitted Kitchen
- Double Bedroom
- Bathroom comprising walk-in shower
- Communal landscaped gardens
- Allocated and visitor parking
- Gas central heating
- Boiler recently replaced
- Lease term 999 years from 2005, 981 years remaining
- Current ground rent - peppercorn
- Current service charge £3,548.44. pa
- Council tax band B
- What3words: ///cared.orbit.wizard

Beautifully presented and recently tastefully updated one bed roomed second floor apartment situated in the centre of Taunton and located within the Grade II Listed former Convent with extensive communal landscaped gardens, far reaching views, secure gated entrance and allocated parking.



Viewing strictly through the selling agents:

Robert Cooney

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Somerset TA1 4AW

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Website www.robertcooney.co.uk

**robert
cooney**